

FY 2010-11
CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Operating and Non-Operating Expenditures
Through Third Quarter

	Budget	Expenditures	% of Budget Expended	Encumbrance Balance	Encumbrance & Expenditures	% of Budget Encumbrance & Expended
OPERATING EXPENSES:						
Utilities	\$ 3,131,656	\$ 2,235,485	71.4%	\$ -	\$ 2,235,485	71.4%
Taxes	36,231	34,928	96.4%	-	34,928	96.4%
Insurance	96,348	-	0.0%	-	-	0.0%
Waste Removal	38,384	21,574	56.2%	-	21,574	56.2%
Engineering	2,496,172	1,708,731	68.5%	-	1,708,731	68.5%
Electrical	355,848	180,531	50.7%	-	180,531	50.7%
HVAC	250,880	159,992	63.8%	-	159,992	63.8%
Plumbing	40,570	41,013	101.1%	-	41,013	101.1%
Elevator/Escalator	189,524	131,558	69.4%	-	131,558	69.4%
Janitorial	2,731,487	2,068,680	75.7%	-	2,068,680	75.7%
Landscaping	778,498	568,569	73.0%	-	568,569	73.0%
Garage/Parking	304,094	170,119	55.9%	-	170,119	55.9%
General Maintenance	431,177	202,186	46.9%	-	202,186	46.9%
Security	2,191,553	1,602,360	73.1%	-	1,602,360	73.1%
Fire and Life Safety	114,515	81,830	71.5%	-	81,830	71.5%
Green Building Programs	130,500	76,890	58.9%	-	76,890	58.9%
Management Fees	342,682	237,736	69.4%	77,808	315,544	92.1%
Administration	803,131	547,963	68.2%	-	547,963	68.2%
Cafeteria/Catering	615,574	509,931	82.8%	-	509,931	82.8%
Child Care Center	3,780	1,473	39.0%	-	1,473	39.0%
Total LPBA Operating Expenditures	15,082,604	10,581,549	70.2%	77,808	10,659,357	70.7%
NON-LPBA OPERATING EXPENSES						
Non-Building Expenses	1,305,182	449,980	34.5%	-	449,980	34.5%
Off-Site Expenses	340,259	263,040	77.3%	-	263,040	77.3%
Sun Center Expenses	421,911	203,388	48.2%	-	203,388	48.2%
Total Non-LPBA Operating Expenditures	2,067,352	916,408	44.3%	-	916,408	44.3%
Total Operating Expenditures	17,149,956	11,497,957	67.0%	77,808	11,575,765	67.5%
NON-OPERATING EXPENSES:						
Owner Improvements:						
Outside Services	451,400	110,398	24.5%	-	110,398	24.5%
Materials/Supplies	79,104	31,900	40.3%	-	31,900	40.3%
Install/Reconfigure	550,000	330,944	60.2%	-	330,944	60.2%
Wire Plant/Voice & Data	2,616,287	874,140	33.4%	-	874,140	33.4%
Misc. Owner Improvements	1,376,000	389,050	28.3%	-	389,050	28.3%
Total Owner Improvements	5,072,791	1,736,433	34.2%	-	1,736,433	34.2%
Building Improvements:						
Outside Services	1,775,363	250,430	14.1%	-	250,430	14.1%
Materials/Supplies	16,800	-	0.0%	-	-	0.0%
Misc. Tenant Improvements	2,990,498	14,239	0.5%	-	14,239	0.5%
Misc. Building Improvements	604,410	498,372	82.5%	-	498,372	82.5%
Total Building Improvements	5,387,071	763,041	14.2%	-	763,041	14.2%
Other Expenditures:						
Furniture Assets	1,404,800	81,912	5.8%	287,889	369,802	26.3%
Telecommunication	2,816,382	1,080,960	38.4%	507,178	1,588,139	56.4%
Front Street Regional Transit Shuttle	66,000	-	0.0%	-	-	0.0%
Building Insurance	1,000,000	633,786	63.4%	-	633,786	63.4%
Security	10,000	-	0.0%	-	-	0.0%
Fire Marshal	10,000	5,530	55.3%	-	5,530	55.3%
Total Other Expenses	5,307,182	1,802,188	34.0%	795,068	2,597,256	48.9%
Total Non-Operating Expenses	10,459,862	2,499,474	23.9%	-	2,499,474	23.9%
TOTAL EXPENSES	\$ 32,917,000	\$ 15,799,619	48.0%	\$ 872,876	\$ 16,672,495	50.7%